

STATE MS.-DESOTO CO.
FILED

Nov 29 10 58 AM '93

CALVIN B. BENJAMIN ET UX

TO

RUAL G. COFER

BK 264 PG 619
W.E. DAVIS CH. CLK.

By P. Stuckey, Jr.

GRANTORS

WARRANTY DEED

GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, receipt of all of which is hereby acknowledged, We, CALVIN B. BENJAMIN AND WIFE, BETTY C. BENJAMIN, do hereby sell, convey and warrant unto RUAL G. COFER the land lying and being situated in Desoto County, Mississippi, described as follows, to-wit:

Lot 477, Section C, Eastover Subdivision, situated in Section 29, Township 1 South, Range 6 West, City of Olive Branch, Desoto County, Mississippi, as per plat thereof recorded in Plat Book 12, Pages 39-40, in the office of the Chancery Clerk of Desoto County, Mississippi.

The warranty in this Deed is subject to subdivision and zoning regulations in effect for Desoto County, Mississippi, and rights of ways and easements for public roads and public utilities. The warranty in this Deed is further subject to restrictive covenants and easements for Eastover Subdivision.

The Grantee, by acceptance of this Deed agrees to become a member of the Eastover Homeowner's Association, a Mississippi non-profit corporation, and be bound by the By-laws of said Association. The dues of the Association shall constitute an assessment against the above described property and said assessment shall constitute a lien on the property so assessed and shall be collectible by a proper action at law or proceedings in Chancery Court for enforcement of such lien, provided, however that said lien shall be subordinate to any Mortgages, Deeds of Trust or other security instrument granted by the Grantees, a covenant that runs with the land and shall be binding on the Successors and Assigns of the Grantees.

Possession to take place on December 1, 1993. Taxes are prorated for 1993, and Grantee shall pay hereafter.

WITNESS MY SIGNATURE this the 22nd day of November, 1993.

Calvin B. Benjamin
CALVIN B. BENJAMIN, GRANTOR

Betty C. Benjamin
BETTY C. BENJAMIN, GRANTOR

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for said county and state, the within named CALVIN B. BENJAMIN and Wife, BETTY C. BENJAMIN, who acknowledged that they signed and delivered the foregoing Warranty Deed on the day and year therein mentioned as their free and voluntary act and for the purposes therein expressed.

GIVEN UNDER MY HAND and official seal of office this the 23rd day of November, 1993.

My Commission Expires:

9/4/94

La Vann Harker
Notary Public

Grantor's Address: 914 Station Avenue New Albany, MS

Home #: (601) 554-2321 Work #: not listed

Grantee's Address: 7159 Eastover Blvd Olive Branch MS 38654

Home #: (601) 895-4465 Work #: none

WALLACE C. ANDERSON
ATTORNEY-AT-LAW
P.O. BOX 64
OLIVE BRANCH, MS 38654
(601) 895-4390